

ALPINE PLANNING BOARD  
Alpine Borough Hall  
100 Church Street  
Alpine, New Jersey 07620

**MINUTES**

December 20, 2022

**CALL TO ORDER/PUBLIC ANNOUNCEMENT/PLEDGE OF ALLEGIANCE:**

The Planning Board, Borough of Alpine, convened in regular session on Tuesday, December 20, 2022 at 7:30 P.M. Chairperson Catherine Parilla read the announcement in accordance with the requirements of the Sunshine Law:

*In accordance with the provisions of the New Jersey Open Public Meetings Act, the notice of this regular meeting of the Alpine Planning Board, held Tuesday, December 20, 2022 at 7:30 P.M. has met the requirements of the law by publication in The Record and posted on the bulletin board of the lobby in the Borough Hall and filed in the office of the Borough Clerk.*

**ROLL CALL:**

**Members Present:** George Abad Jr., Carol Cochi, Gayle Gerstein, Elizabeth Herries, Catherine McGuire, Catherine Parilla, Mayor Paul Tomasko

**Members Absent:** Lorraine Mattes, Joyce Sonpal, Brandt Cybul, Alt. I

**Staff Present:** Douglas Bern, Esq., Board Attorney; Perry Frenzel, Borough Engineer; Marilyn Hayward, Board & Recording Secretary

**OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:** None

**APPROVAL OF MINUTES OF OCTOBER 25, 2022 REGULAR MEETING:**

Upon a motion by Ms. Gerstein, seconded by Ms. McGuire to approve the minutes of the October 25, 2022 Planning Board Regular Meeting. Eligible members voted as follows:

**Vote: Ayes:** Mr. Abad, Ms. Cochi, Ms. Gerstein, Ms. Herries, Ms. McGuire, Mayor Tomasko.

**Abstain:** Ms. Parilla

**Absent:** Lorraine Mattes, Joyce Sonpal, Brandt Cybul, Alt. I.

**MEMORIALIZATION OF RESOLUTION:** Soil Moving: Lee/Choi, Block 81.01 Lot 3, 4 Sherwood Ct.

Upon a motion by Ms. Herries, seconded by Ms. Gerstein to memorialize the resolution for 4 Sherwood Court, Block 81.01 Lot 3.

**Vote: Ayes:** Mr. Abad, Ms. Cochi, Ms. Gerstein, Ms. Herries, Ms. McGuire, Mayor Tomasko.

**Absent:** Lorraine Mattes, Joyce Sonpal, Brandt Cybul, Alt. I.

**Abstain:** Ms. Parilla

**APPROVAL OF BILLS AND CLAIMS:**

Upon a motion by Mayor Tomasko, seconded by Ms. Gerstein to approve the bills and claims.

Bern Root, LLC	\$ 562.50	General Planning Board services - October
Burgis Associates, Inc.	\$ 310.00	Alpine Housing Plan 2015
Bern Root, LLC	\$1,068.75	McCormack Subdiv. - 49/2.01 & 26
Bern Root, LLC	\$ 331.25	Alpine Three Developer's Agreement
Burgis Associates, Inc.	\$ 542.50	Alpine Housing Plan 2015
Bern Root, LLC	\$ 406.25	J & J Realty – 20/8
Huntington Bailey, LLP	\$ 227.50	Alpine Three Developer's Agreement
Azzolina & Feury	\$ 799.50	McCormack Subdiv. – 49/2.01 & 26

**Vote: Ayes:** Mr. Abad, Ms. Cochi, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Parilla, Mayor Tomasko.

**Absent:** Lorraine Mattes, Joyce Sonpal, Brandt Cybul, Alt. I,

**APPROVAL OF 2023 ANNUAL MEETING DATES:**

Upon a motion by Ms. McGuire, seconded by Ms. Gerstein to approve the 2023 Annual Planning Board Regular Meeting dates. Eligible members voted as follows:

**Vote: Ayes:** Mr. Abad, Ms. Cochi, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Parilla, Mayor Tomasko.

**Absent:** Lorraine Mattes, Joyce Sonpal, Brandt Cybul, Alt. I,

**COMMUNICATIONS:**

- Ms. McGuire commented on the Notice of Adoption of the Demarest Master Plan Re-examination and mentioned that she hadn't seen it prior to this notice. Mayor Tomasko commented that notice of the hearing and adoption should be provided to adjoining municipalities.
- Ms. Parilla inquired about the DEP notice regarding Block 49.02 Lot 17; 28 Ellens Way. Mr. Frenzel replied that the house was recently gutted down to the studs. They put a system in the front and went through the exercise for soil testing for the 2<sup>nd</sup> septic system in the back which was never done. All they're doing is a minor addition in the back of the house for a very small patio/spa so all the waivers they had gotten would not be an issue. Ms. Parilla commented that all the waivers have expired.

**OTHER BUSINESS:**

Ms. Herries raised concerns regarding enforcement of maintenance of seepage pits. Mr. Frenzel feels that it is a property maintenance issue. Mr. Frenzel also mentioned that the seepage pits are designed with holes on the sides, so even if the pits are filled with leaves and debris, there is still a way for the water to escape through the sides. He has not seen any reports of a failure of the pits. The Mayor commented that he is hesitant to impose more requirements on residents at this time, but he feels that awareness is increasing and has included this topic in a recent newsletter. Mr. Frenzel commented that not maintaining the systems will pose more damage to the property owner's property than to their neighbor's property.

Councilman David Kupferschmid was in the audience and agreed that possible mechanisms would be helpful to alert new buyers and make them aware as some new owners buy into this town without knowing anything about seepage pits and septic systems.

**OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:** None.

**COMMITTEE REPORTS:**

**Bergen County League of Municipalities:** Mayor Tomasko reported that they met last Tuesday with the Executive Director of New Bridge Medical Center in Paramus, a major facility which is County owned and privately operated. The Director presented an overview on what they are attempting to do with satellite clinics. The Mayor felt this was a great idea as it better services the needs of lower income residents.

**Board of Health:** Meeting was canceled due to lack of quorum; next meeting is scheduled for February 14<sup>th</sup>. The Mayor reported that Dr. Jack Boghossian has been appointed as a Full Board Member and Dr. Anthony Inguaggiato will remain on the board as an Alternate Board Member.

**Environmental Commission:** Mayor reported that Ms. Mattes was unable to attend tonight's meeting but has drawn up the Arbor Day documents and had them prepared with her Assistant June Kalajian.

**Building Dept:** Report on file.

**NJ Transit Update:** No changes.

**PUBLIC COMMENTS:** None.

The Board entered into Executive Session at 7:59 PM and returned to Open Public Session at 8:33 PM.

**Resolution: Executive Session A Resolution providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12.**

**OFFERED BY:** Ms. Gerstein; **SECONDED BY:** Ms. Gerstein

at a regular meeting of the Planning Board of the Borough of Alpine held on Tuesday, August 23, 2022

**WHEREAS**, the Planning Board of the Borough of Alpine is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq.; and

**WHEREAS**, the Open Public Meetings Act, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and

**WHEREAS**, it is necessary for the Planning Board of the Borough of Alpine to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b subsection designated below:

**(b)(8) Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege: Affordable Housing**

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the Borough of Alpine, assembled in public session on Tuesday, December 20, 2022 that an Executive Session closed to the public shall be held for the discussion of matters relating to the specific items designated above; and

**BE IT FURTHER RESOLVED**, that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Planning Board that the public interest will no longer be served by such confidentiality.

**Vote: Ayes:** Mr. Abad, Ms. Cochi, Ms. Gerstein, Ms. Herries, Ms. McGuire, Ms. Parilla, Mayor Tomasko.

**Absent:** Lorraine Mattes, Joyce Sonpal, Brandt Cybul, Alt. I,

**ADJOURNMENT:** A motion to adjourn the regular Planning Board meeting was made by Ms. Gerstein and seconded by Ms. McGuire. All were in favor. The meeting adjourned at 8:33 PM.

Respectfully submitted,

Marilyn Hayward  
Recording Secretary